

**Jefferson County
Planning and Zoning Committee Minutes
August 28, 2018**

Committee members: Nass, Steve (Chair)
Jaeckel, George (Vice-Chair)
Reese, Don (Secretary)
Foelker, Matt
Poulson, Blane

1. **Call to Order** – Steve Nass called the meeting to order at 8:30 a.m.
2. **Roll Call (Establish a Quorum)** – Planning and Zoning Committee members present were Steve Nass, George Jaeckel, Don Reese, Matt Foelker and Blane Poulson. County Board members Walt Christensen and Lloyd Zastrow were also in attendance. Staff members in attendance were Ben Wehmeier, Blair Ward, Patricia Cicero, Joe Strupp, Andy Erdman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz.
3. **Certification of Compliance with Open Meetings**
Supervisor Reese certified compliance with the Open Meetings Law.
4. **Approval of the Agenda**
A motion was made by Reese/Poulson to move agenda item #13 right after #10.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
There was no public comment.
6. **Approval of July 30 and August 20 Meeting Minutes**
Motion by Reese/Jaekel to approve the July 30 meeting minutes. The motion passed 5-0.

Motion by Reese/Jaekel to approve the August 20 meeting minutes. The motion passed 5-0
7. **Communications**
It was noted that on Thursday, August 30, a tour of the landfill would be conducted. A new cell is being added to the landfill.
8. **July Monthly Financial Report for Land Information Office-Andy Erdman**
Erdman reported that revenues are down a little. The County Surveyor's revenues are always a challenge, but the Highway Department is looking at future reconstruction projects which will involve the Surveyor. Wehmeier and Reese noted that the Highway Department will be working on County Road B.
9. **July Monthly Financial Report for Register of Deeds Office-Staci Hoffman**
Hoffman wasn't able to attend the meeting, but her information had been provided in the Committee packet previously sent out.
10. **August Monthly Financial Report for Zoning-Matt Zangl**
Zangl noted that August revenues were up a couple thousand dollars from August of 2017. Still slightly down for the year compared to 2017 but with more permits coming in.

13. Discussion on Solar Farm Permitting Process

Zangl had done some research and passed it on to Ward. Ward began by explaining that state law pre-empts local control in this matter. However, there are three categories of exceptions, which he went on to describe. Conditional use would allow each farm to be evaluated on an individual basis, with normal, reasonable conditions. His interpretation was that no moratoriums would be allowed. Discussion continued regarding how such a use is taxed. It continued with questions about how such a use fits with farmland preservation. This item will be placed on future agendas.

11. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving Robotic Milking Barn and Manure Transfer Equipment for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000-Patricia Cicero, Land and Water Conservation Department

Zangl briefly explained livestock siting and amendments that can be made. A roll call was taken, with Supervisors Nass, Reese, Jaeckel, Foelker and Poulson signifying attendance. Also noting their attendance were Cicero, Ward and Zangl. Cicero explained the Hoard's proposal for new manure transfer pipes, new barn and robotic milkers. The changes proposed were reviewed by Cicero and the engineer. They have completely reviewed the Hoards' satellite farms as well and explained changes that needed to be made. She directed attention to the Land and Water Conservation Department (LWCD) compliance letter dated August 27, 2018. Cicero recommended acceptance by the Committee of the plan with conditions as proposed in that compliance letter. After brief discussion, a motion was made by Reese/Jaeckel to approve the changes proposed to CU1438-06 for Hoard's Dairyman Farm with the conditions as required by the LWCD. A roll call vote was taken, with Nass, Reese, Jaeckel, Foelker and Poulson all voting aye.

12. Determination of Completeness for Strausdale Holsteins LLC, Town of Waterloo, PIN 030-0813-2744-000-Joe Strupp, Land and Water Conservation Department

A roll call was taken, with Supervisors Nass, Reese, Jaeckel, Foelker and Poulson signifying attendance. Also signifying their attendance were Strupp and Zangl. Strupp explained the process to date and current concerns with the operation. The LWCD review found the application to be complete, and recommended that the Planning and Zoning Committee also find it complete. Motion by Reese/Poulson to accept the recommendation of the LWCD and find the application complete. A roll call vote was taken, and Nass, Reese, Jaeckel, Foelker and Poulson all voted aye.

14. Discussion and Possible Action on Wisconsin Counties Association Resolutions for 2018

The Committee members had gotten copies of these resolutions that pertain to land use in their packets. There was brief discussion about each of the resolutions. Motion by Jaeckel/Reese to approve the first resolution for increasing farmland preservation payments and to forward the recommendation to the Executive Committee. Motion passed 5-0.

Motion by Nass/Poulson to approve resolution 8 regarding shoreland zoning and forward it to the Executive Committee. Motion passed 5-0.

Motion by Nass/Poulson to approve resolution 9 regarding substandard lot designation and forward it to the Executive Committee. Motion passed 3-2 with Jaeckel and Foelker opposed.

Motion by Nass/Poulson to take no action on the St. Croix County resolutions because they seem to be specific to St. Croix County. Motion passed 5-0.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

15. Discussion and Possible Action on Petitions Presented in Public Hearing on August 23, 2018

APPROVED WITH CONDITIONS R4080A-18 – Peter R Dempsey on a motion by Reese/Foelker to rezone PIN 014-0614-1413-002 (1.13 Acre) at **N3964 County Road K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4081A-18 – City of Waterloo/Gary & Diane Skalitzky Properties on a motion by Jaeckel/Reese to rezone PIN 030-0813-1722-001 (1 Acre) and approximately one acre of PIN 030-0813-1722-000 (38.970 Acres) to create a 2-acre lot for local utility use. The site is in the Town of Waterloo on **County Road O**. This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4082A-18 – James & Melissa Thoma/Cedar Home Farms Property on a motion by Jaeckel/Reese to rezone approximately 1.2392 Acres of PIN 008-0715-3512-000 (39.25 Acres) for a rural business zone to allow for storage of contractor's equipment on **Bakertown Rd**, Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU1952-18 – James & Melissa Thoma/Cedar Home Farms Property on a motion by Reese/Jaeckel, a conditional use to allow storage of contractor's equipment and materials in a proposed A-2 zone on **Bakertown Rd**, Town of Farmington. The site is part of PIN 008-0715-3512-000 (39.25 Acres), and the request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4083A-18 – James & Melissa Thoma/Cedar Home Farms Property on a motion by Reese/Jaeckel to create a 1.4442-acre building site along **Bakertown Rd** in the Town of Farmington from part of PIN 008-0715-3512-000 (39.25 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4084A-18 – Randall V Mitchell on a motion by Reese/Poulson to create a 1.14-acre building site from part of PIN 012-0816-3221-000 (67.6 Acres) near **N7661 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4085A-18 – Kruwell Farms LLC on a motion by Nass/Foelker to create two, 2.1-acre lots, one around each of the two homes at **W7496 Mud Lake Road** and also create a new 1-acre building site, also on **Mud Lake Road**. These are part of PINs 018-0713-2534-000 (33.33 Acres) and 018-0713-2543-001 (26.666 Acres) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONED ACTION ON R4086A-18 – William Stroupe on a motion by Nass/Poulson to rezone approximately 3 acres of PIN 022-0613-3634-000 (32.127 Acres) to allow a farm consolidation lot around the home and buildings at **N2516 County Road J** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4087A-18 – Elsbeth Fuchs on a motion by Reese/Jaeckel to create a 2-acre building site from part of PIN 030-0813-2921-000 (29.5 Acres) near **N8083 Fuchs Lane** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONED ACTION ON R4088A-18 – Gordon Goers on a motion by Reese/Foelker to rezone approximately 3.013-acres gross of PIN 030-0813-3412-000 (40 Acres) in the Town of Waterloo for a farm consolidation lot at **N7635 Rock Lake Road**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4089A-18 – C3 Acres LLC, c/o Peter Newcomb on a motion by Nass/Jaeckel to create a 4-acre building site from part of PIN 016-0514-1513-004 (19.4 Acres) along **County Road K**, a 3-acre farm consolidation lot from PIN 016-0514-1542-000 (38.81 Acres) around the home and buildings at **N1494 County Road K**, and a 2-acre new building site from PIN 016-0514-1543-000 (19.34 Acres), also along **County Road K**. The properties are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4090A-18 – C3 Acres LLC, c/o Peter Newcomb on a motion by Nass/Reese to create a 31-acre Natural Resource zone from part of PINs 016-0514-1513-004 (19.4 Acres) and 016-0514-1542-000 (38.81 Acres). Create a 6-acre Natural Resource zone from part of PIN 016-0514-1543-000 (19.34 Acres). Both proposals are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

16. Possible Future Agenda Items

Review and Possible Action on an advisory resolution for Climate Coalition
Solar farms permitting process

17. Upcoming Meeting Dates

September 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

Motion by Reese/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:24 a.m.



Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made. *A digital recording of the meeting will be available in the Zoning Department upon request.*